

## **ZONING BOARD OF REVIEW**

REVISED - September 16, 2013

### **TO THE MEMBERS OF THE ZONING BOARD OF REVIEW**

Ernest George  
Robert Toth  
Stephanie Osborn  
Igor Runge

Douglas Bates  
Robert Cagnetta, Alt.  
John Bernardo, Alt.

Also,

Stephen A. Alfred, Town Manager  
Nancy Letendre, Special Legal Counsel  
Vincent Murray, Director of Planning  
Dale Holberton, Town Clerk  
Vincent J. Vespia, Chief of Police  
The Honorable Town Council  
Conservation Commission Members  
Dennis Vinhaterio, Principal Planner

The Zoning Board of Review will meet Wednesday, September 18, 2013, at the Town Hall, 180 High Street, Wakefield, Rhode Island at 7:00 p.m. in regard to the following petitions:

**Discussion of a Memorandum from Vincent Murray, Director of Planning, Dated September 13, 2013** relative to Article 2, Sections 201, 203 and Article 9, Section 907, as it pertains to expansion and intensification of a nonconforming use.

**Continuation of the Petition of Tom Lockwood**, 180 Peninsula Road, Wakefield, RI for a **Variance** to demolish an existing nonconforming dwelling and construct a 28' x 46' dwelling with a 15' x 32' open deck with a 4' x 38' ell closer to a front line than permitted in an R-20 Zone (35' required – 28.7' requested) and to exceed the lot coverage by 435 sq. ft. (26.63%) (1,633 sq. ft. permitted – 2,068 sq. ft. requested). Premises located at 180 Peninsula Road, South Kingstown, RI, Assessor's Map 93-1, Lot 135, Section 207 and 907.

**Continuation of the Petition of James Szymanski**, 32 Concord Street, Greenville, RI for a **Special Use Permit** to construct a 24' x 30' cottage with an 8' x 24' open deck in an R-200 Zone. Cottage replaces a cottage from Row 1 that was damaged by storm and demolished. Cottage will be relocated at Row 19 Roy Carpenters Beach, 240 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 09-007, Section 202 and 907. (George, Osborn, Runge, Bates, Cagnetta, Bernardo)

**Continuation of the Petition of Karen Angelucci**, 1124 Flannigan Creek Road, Viola, Idaho for a **Special Use Permit** to construct a 4' x 26'- 5" addition to the east side of the cottage, 2' x 9' and 4' x 8' additions to the north side, 2' x 8' addition and 7'- 6" x 8' deck additions to the south side in an R-200 Zone. Premises located at Row 2 East, Cottage #10, Roy Carpenters Beach to be relocated to Row 20, 240 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 09-021, Section 202 and 907. (George, Osborn, Runge, Bates, Cagnetta, Bernardo)

**Petition of Margaret & Ray Stephenson**, 125 Rutland Street, Cranston, RI for a **Special Use Permit** to replace an 8' x 34' trailer and 11' x 12' open deck with an 11.8' x 34.3' trailer with an 11' x 12' enclosed porch in an R-20/CN Zone. Premises located at Site 282, Carpenters Beach Meadow, 854 Matunuck Beach Road, South Kingstown, RI, Assessor's Map 92-2, Lot 55-282, Section 202 and 907.

**Petition of Mark Garceau**, 37 Tulip Circle, Cranston, RI for a **Special Use Permit** to construct a 10 ½' x 23 ½' open deck with a 3 ½' x 8' landing & stairs replacing a 9' x 20' deck and 3' x 10' ell demolished by storm event in an R-200 Zone. Premises located at Row 2 East, Cottage #14, Roy Carpenters Beach, 240 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 09-024. Cottage will be relocated to the new Row 18 or 19. Section 202 and 907.

**Petition of Thomas Maquire**, 289 Prospect Road, Wakefield, RI for a **Variance** to construct a 15' x 27 ½' attached garage closer to a front line than permitted in an R-20 Zone (25' required – 11' requested). Also, closer to a side line (15' required – 13' requested). Premises located at 289 Prospect Road, South Kingstown, RI, Assessor's Map 87-4, Lot 28, Section 207 and 907.

**Petition of Paul & Marie Ierardi**, 128 Clark Road, Lowell, MA for a **Special Use Permit & Variance** to construct/expand a nonconforming structure (two (2) houses on one (1) lot) by constructing a 3<sup>rd</sup> floor addition, demolish a 13' x 14' ell and construct a 10' x 15' ell, construct a 12' x 20' deck & stairs to grade closer to a front line than permitted in an R-200 Zone (25' required – 6' requested). Premises located at 358J Cards Pond Road, South Kingstown, RI, Assessor's Map 92-4, Lot 12, Section 203, 207 & 907.

**Petition of Tom Pyne**, 178 Eastwick Road, North Kingstown, RI for a **Special Use Permit** to construct a 24' x 38' cottage with an 8' x 12' covered deck and stairs replacing a demolished cottage formerly located at Row 1 East, Cottage #5 in an R-200 Zone. Premises located at Row 19, Roy Carpenters Beach, 240 Cards Pond Road, South Kingstown, RI, Assessor's Map 92-1, Lot 09-005, Section 202 and 907.

**Petition of The Walmsley Lane, LLC**, c/o Bernardo Buonanno, 45 Loring Avenue, Providence, RI for a ***Special Use Permit*** to install an onsite wastewater treatment system (OWTS) closer to a wetland than permitted in an R-80 Zone (150' required – 92' requested). Premises located at Walmsley Lane, South Kingstown, RI, Assessor's Map 19-4, Lot 8, Section 504 and 907.

***Individuals requesting interpreter services for the hearing impaired must call 792-9642 seventy-two (72) hours in advance of the meeting date.***